

STAFF REPORT

DATE November 18, 2014
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B APPROVAL OF MINUTES

Meeting Summary- October 21, 2014

C OLD BUSINESS

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:05 1. Address: 272 S. Gift Street
Property Owner: Columbus Metropolitan Housing Authority
Applicant: Bryan Brown
To be reviewed: Demolition - Property Maintenance Plan

Sub-Districts: West Broad St

Arts and Innovation	Dodge Park
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Code Reference: 3323.11 Certificate of Approval - required, H. Demolition Permits

Staff Observations:

The applicant is requesting a Certificate of Approval for the demolition of Sunshine Terrace located at 272 S. Gift Street. The application for COA also includes a property maintenance plan for the site. A demolition permit for the building was issued on July 16, 2014 due to an oversight by the permit counter of the required COA. Demolition of the building began shortly after the permit was issued and is now complete. The scope of work included the demolition and removal of an eleven-story concrete and block frame building, sidewalks, parking areas, and designated underground utilities. The property maintenance plan consists of grading and filing the site with 4" of topsoil and seeding the site. Sediment and erosion control devices will not be removed until a minimum of 95% of the grass is established. The Columbus Metropolitan Housing Authority will retain ownership of the property for future redevelopment that will be consistent with the East Franklinton Creative Community District Plan. The building is not listed on the Columbus Register of Historic Places.

Applicable Code Land Use Standard:

Standard	Dodge Park	Staff Comments
Not Applicable		No land use will be established

Applicable Code Development Standards:

Standard	Dodge Park	Staff Comments
Demolition Permits	A replacement use has been reviewed and approved by the board, and Historic Resources Commission (HRC) approval has been issued, if applicable, or	Not applicable.
	If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the board, and HRC if applicable.	To be reviewed.

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Landscape Materials	All trees (including street trees) should meet the following minimum size at the time of planting: shade trees 2 inches caliper; ornamental trees 1 1/2 inches caliper; and evergreen trees five feet in height. Tree caliper is measured six inches from the ground.	Not applicable.
	All trees and landscaping should be well maintained. Dead items should be replaced within six months or the next planting season, whichever occurs first. The size of the new material should equal the size of the original material when it was installed	Consistent.

The demolition plan for Sunshine Terrace included the preservation of several trees on the property. The property maintenance plan, which corresponds with CMHA's plans for future development of the site, is supported by the East Franklinton CCD Plan.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:**E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING****F STAFF ISSUED CERTIFICATES OF APPROVAL****G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

524 W BROAD ST

1. Signage | Reviewed 07/15/2014 | Issued 10/29/2014

H OTHER BUSINESS

- ~3:20 **1.** Update on CMHA projects in Franklinton - Bryan Brown

- ~3:30 **2.** Expanded Staff Approval List - Draft Review - Staff
Staff Comments:

The East Franklinton District authorizes certain specified development projects to be reviewed and approved by city staff for issuance of a Certificate of Approval in place of the Review Board. Per C.C. 3323.13, staff may review and approve the following items: 1. Replacement of existing graphics, such as sign faces, without enlarging or changing the graphic; 2. The replacement of exterior elements to existing non-residential structures, including but not limited to siding and windows, provided that the building elevations are not altered to accommodate the replacement elements nor that the gross floor area of the structure is not increased; 3. Changes of use that do not alter existing buildings or structures, or require changes to parking or other site components.

The East Franklinton District also authorizes the Review Board to annually approve a list of actions which are eligible for staff consideration. Staff review serves to reduce project timelines and streamline Review Board agendas. Either staff or the applicant may request that an application, otherwise eligible for staff review, be referred to the EFRB. Staff denials may be appealed to the Board provided the appeal is filed within 30 days of the denial. Items on the staff approval list are intended to be considered as discrete work rather than part of larger projects, which require board consideration. Staff is required to present a report to the EFRB on a regular basis listing the COAs issued by staff.

The proposed staff approval list for East Franklinton is based upon the current Downtown Commission staff approval list. Comments provided by the Board at the November meeting will be used by staff to edit/modify the list. The Board will hear and decide the staff approval list at its regular meeting in January 2015.

~3:45 3. Follow-up to October 21 meeting discussion

Staff Comment:

The Columbus Register of Historic Buildings has two individual listings within the East Franklinton District.

1. Harrison House and Sullivant Land Office - 570 W. Broad Street
2. Deardruff House/Franklinton Post Office - 72 S. Gift Street

I NEXT MEETING

Wednesday - December 10, 2014 at 50 W Gay St at 3:00 pm.